

City of Santa Barbara Airport Department

DATE: November 18, 1015

TO: Airport Commission

FROM: Hazel Johns, Airport Director

SUBJECT: Lease Agreement – Spitfire Flight School, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a one-year Lease Agreement, with one (1) one-year option with Spitfire Flight School, Inc., a California Corporation, dba Spitfire Aviation for 1,711 square feet of aviation office space in Building 122, at 300 William Moffett Place, at the Santa Barbara Airport, effective November 1, 2015, for a monthly rental of \$1,606, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Spitfire Flight School Aviation, Inc., a flight school operated by Andrea Read, has been providing ground school and in-flight instruction as well as aircraft rental at the Santa Barbara Airport, since March 1, 1999. The use conforms to existing zoning.

Guo Haiyu Trading, Inc. is in the process of purchasing Spitfire. Ms. Read will remain as Chief Pilot for a minimum of six months under the purchase agreement. The new owner has provided financial references, and meets the criteria for operation of a flight school under the Minimum Standard Requirements for Airport Aeronautical Services.

The sale will allow Spitfire to add additional office and hallway space, increasing the size of the Premises from 986 square feet to 1,711 square feet, make some interior improvements to the space, and pursue FAA FAR 141 flight school certification. Spitfire also intends to increase the number of flight instructors, add a flight simulator, and purchase new computers.

The proposed monthly rental of \$1,606 is based on a rate of \$.939 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition. Spitfire will also pay metered monthly water and sewer charges.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map